

Article 19: Southeastern San Diego Planned District
(“Southeastern San Diego Planned District” added 3-27-2007 by O-19599 N.S.;
effective 4-26-2007.)

Division 3: Zoning
(“Zoning” added 3-27-2007 by O-19599 N.S.; effective 4-26-2007.)

§1519.0301 Residential Regulations

- (a) The following regulations are applicable to all residential zones. Section 1519.0302 presents the single-family residential zoning regulations for those projects which will be processed with standard ministerial permit action. Section 1519.0303 presents the multiple-family residential zoning regulations.
- (b) All manufactured or factory built housing and move-on structures and all institutional structures including churches are subject to the development criteria of the underlying Planned District zone unless otherwise stated in the Southeastern San Diego Planned District Ordinance. All move-on structures must obtain a Southeastern San Diego Development Permit as specified in Section 1519.0202. For all manufactured and factory built housing, roof, siding and foundation treatments shall conform to the relevant sections of the California Building Code, 2001 Edition, including, but not limited to, Chapters 29 through 32 and roof overhang, roofing material and siding material shall be similar to types used for existing adjacent residential structures. Foundations and footings must be finished in a manner consistent with the structure for all housing types.

(“Residential Regulations” added 3-27-2007 by O-19599 N.S.; effective 4-26-2007.)

§1519.0302 Single-Family (SF) Residential Zoning Regulations SF-40,000, SF-20,000, SF-15,000, SF-10,000 SF-8,000, SF-6,000, SF-5,000

- (a) Purpose and Intent

The single-family (SF) zones are designed to provide for areas of one-family residential development at varying levels of low density, consistent with the Progress Guide and General Plan or adopted community plans within the Southeastern San Diego Planned District. Further, the provisions of these standards are intended to promote and protect those special amenities associated with a district of single-family homes.

(b) Permitted Uses

No building or improvement or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the uses listed in Appendix A or as developed in accordance with Section 1519.0302(c).

(c) Development Regulations

(1) Density Regulations

In the SF zones only one dwelling unit is permitted on any legal lot or premises.

(2) Minimum Lot Dimension

(A) The minimum lot sizes, street frontage and dimensions shown in Table 1519-03A shall be required in the SF (single-family) zones.

Table 1519-03A
Minimum Lot Size and Dimensions for Single-Family Zones

		Minimum Dimensions			
Zones	Minimum Area in (sq.ft.)	Street Frontage (ft)	Width (Interior) (ft)	Width (Corner) (ft)	Depth (ft)
SF-40,000	40,000	100	100	110	100
SF-20,000	20,000	80	80	85	100
SF-15,000	15,000	75	75	80	100
SF-10,000	10,000	65	65	70	100
SF-8,000	8,000	60	60	65	100
SF-6,000	6,000	60	60	65	95
SF-5,000	5,000	50	50	55	95

(B) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a single building site provided the lot or parcel qualified under the definition of lot as set forth in Land Development Code Section 113.0103.

- (C) For any lot which fronts principally on a turnaround or on a curving street having a centerline radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the street frontage column of Table 1519-03A.
- (3) Minimum Yard Dimensions
- (A) The minimum yard dimensions shown on Table 1519-03B shall apply in the single-family (SF) zones.
- (B) Notwithstanding the minimum front yard dimensions in the single-family (SF) zones, garages which face the street, and which take access from that street, shall have a minimum setback of 25 feet unless alternative on-site vehicle parking is provided satisfactory to the City Manager. (See Appendix B, Illustration 2.)

Table 1519-03B
Minimum Yard Dimensions for Single-Family Zones

Zones	Front Yard (ft)	Side Yard (Interior) (ft)	Side Yard (Street) (ft)	Rear Yard (ft)
SF-40,000	25	10	20	10
SF-20,000	15	8	15	8
SF-15,000	15	7	10	7
SF-10,000	20	6	10	6
SF-8,000	15	5	10	5
SF-6,000	15	5	10	5
SF-5,000	15	5	10	5

- (C) Exceptions to Minimum Yard Dimensions
- (i) Interior Side Yard. An interior side yard of any lot in any single-family (SF) zone, which has a width less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 10 percent of the width of said lot, provided that in no case shall such side yard be reduced to less than 4 feet.

- (ii) Street Side Yard. The street side yard of any corner lot in any single-family (SF) zone which has a width of less than the minimum specified for the zone in which it is located, may be reduced to a minimum of 15 percent of the width of said lot, provided that in no case shall any street side yard be reduced to less than 8 feet.
- (iii) Front Yard. For that portion of any lot which fronts on a turnaround, the minimum front yard may be reduced 5 feet below the requirements shown in Table 1519-03B.

(4) Floor Area Ratio

The maximum floor area ratio in the single-family (SF) zone shall be 0.50.

(5) Maximum Building Height

No building or structure shall be erected, constructed, altered, moved or enlarged to a greater height than 24 feet for structures with a flat roof nor greater than 30 feet measured to the ridge line on structures with roofs having a pitch of 3:12 or steeper. All buildings in the single-family (SF) zones shall be limited to two stories.

(d) Design Standards

(1) Facade Design/Orientation

- (A) The particular facade, side or elevation of the building which faces the front and street side yard shall have window and entry door orientation parallel to the street. Entry door may be oriented to either front yard or street side yard on corner lots.
- (B) In those cases where the entry door is in an elevation with a single plane, a porch or stoop with a minimum dimension of 4 feet by 4 feet shall be provided. The porch or stoop shall have a finish floor elevation not less than 18 inches above finish grade level.

(2) Maximum Diagonal Dimension

- (A) The diagonal plan dimension shall be used in all single-family residential projects and shall apply to all new buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure. No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as established in Table 1519-03C.

Table 1519-03C
Diagonal Plan Dimension for Single-Family Zones

Street Frontage (ft)	Diagonal Measurement Length (ft)
0-50	125% of frontage
More than 50 to 100	100% of frontage
More than 100	85% of frontage

- (B) Exceptions to the maximum diagonal requirement for single-family zones are the same as for multiple-family zones. See Section 1519.0303(d)(3)(C)and(D).

(e) Landscape

One street tree shall be required in the public right-of-way for every 50 feet of each lot or parcel street frontage. Groundcover shall be installed and maintained for all unpaved or undeveloped land area.

(f) Maximum Hardscape

A maximum of 30 percent of the required front and street side yards is permitted for installation of hardscape features which shall include driveways, walkways or decorative pavement treatments.

(g) Lighting

Any artificial lighting shall be directed or shielded so as not to fall onto adjacent properties.

(“Single-Family (SF) Residential Zoning Regulations SF-40,000, SF-20,000, SF-15,000, SF-10,000 SF-8,000, SF-6,000, SF-5,000” added 3-27-2007 by O-19599 N.S.; effective 4-26-2007.)

§1519.0303 Multiple-Family Residential Zone Regulations - MF-3000, MF-2500, MF-2000, MF-1750, MF-1500

(a) Purpose and Intent

The multiple-family (MF) zones are primarily intended to provide for multiple-family residential development at varying densities ranging up to 45 dwelling units per net residential acre. The multiple-family zones are applied consistent with the Progress Guide and General Plan and adopted Southeastern San Diego Community Plan.

(b) Permitted Uses

No building or improvement or portion thereof shall be erected, constructed, converted, established, altered or enlarged, nor shall any lot or premises be used except for one or more of the uses listed for the applicable zone in Appendix A.

(c) Development Regulations

(1) Density Regulations

(A) The maximum number of dwelling units permitted on any lot or premises in any multiple-family (MF) zone shall be determined by dividing the area of the lot by the number of square feet required for each dwelling unit as prescribed by the zone in which the lot is located. If the quotient exceeds a whole number by 0.50 or more, the number of dwelling units may be increased to the next larger whole number.

(B) The maximum number of dwelling units permitted per acre and land area requirements in any MF zone shall be as shown in Table 1519-03D.

**Table 1519-03D
Density Regulations for Multiple-Family Zones**

Zone	Maximum Dwelling Units Per Net Acre (du/ac)	Required Land Area per Dwelling Unit (sq. ft.)
MF-3000	14.52	3,000
MF-2500	17.42	2,500
MF-2000	21.78	2,000
MF-1750	24.89	1,750
MF-1500	29.04	1,500

(2) Minimum Lot Areas and Dimensions

- (A) Minimum lot areas and dimensions required within the respective multiple-family (MF) zones shall be as shown in Table 1519-03E.

Table 1519-03E
Lot Area and Dimensions for Multiple-Family Zones

Zone	Minimum Area (sq.ft.)	Street Frontage (ft)	Width (Interior) (ft)	Width (Corner) (ft)	Depth (ft)
MF-3000	6,000	60	60	65	100
MF-2500	6,000	60	60	65	100
MF-2000	6,000	60	60	65	100
MF-1750	6,000	60	60	65	100
MF-1500	6,000	60	60	65	100

- (B) For any lot which fronts principally on a turnaround or on a curving street having a radius of curvature of less than 100 feet, the minimum frontage shall be 60 percent of the number shown in the street frontage column.
- (C) Exception. Any lot or parcel which does not comply with all the minimum lot dimensions set forth herein may nevertheless be used as a building site provided the lot or parcel qualifies under the definition of lot as set forth in Land Development Code Section 113.0101.

(3) Yard and Setback Requirements

- (A) Minimum area of front yard. A front yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 20 feet.
- (B) Minimum area of street side yard. A street side yard shall be provided at a minimum area calculated by multiplying the linear feet of frontage by 10 feet.
- (C) Minimum Setbacks are indicated in Table 1519-03F.

Table 1519-03F
Minimum Setbacks for Multiple-Family Zones

Yard Location	Dimensions (ft)
Front	10
Interior side	5 ⁽¹⁾⁽²⁾
Street Side	8
Rear	5 if alley 15 if no alley

Footnotes for Table 1519-03F

¹ Setback. For each story or portion thereof above 2 stories, the building shall be setback or the story may be stepped back an additional 3 feet.

² Exception. On lots which have less than 30 linear feet in lot width, the minimum interior side yard may be reduced to 4 feet.

(4) Maximum Building Heights

The maximum building height permitted in the MF-3000 zone shall be 24 feet for buildings with flat roofs or 30 feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings in the MF-3000 zone shall be limited to 2 stories.

(5) Maximum Lot Coverage

The maximum lot coverage permitted in the MF zones shall be 50 percent.

(6) Maximum Floor Area Ratio (F.A.R.)

The maximum F.A.R. permitted in the MF zones shall be 1.00.

(7) Exterior Usable Open Area

- (A) At least 200 square feet of exterior usable open area shall be provided on-site for each dwelling unit. The average slope for useable open areas shall not exceed 10 percent. This may include gardens; courtyards; terraces; roof-decks; recreation facilities; children's play areas; swimming pools and spas with associated decking; private exterior balconies; common exterior balconies; vegetated areas including lawns, gardens or landscaping (excluding the minimum required landscaping in required yards); and walkways or pathways not intended for access by motor vehicles (excluding walkways, and access balconies above the first floor).
 - (B) The land provided shall be determined by the City Manager to be functional useable open area which provides for reasonable use by the residents.
 - (C) Functional useable open area shall be a minimum area of 100 square feet with a minimum dimension of 6 feet with the exception noted below for private open area. For projects containing units with 2 or more bedrooms, a children's play area shall be provided to contain a minimum area totaling 20 square feet per unit.
 - (D) Where private open area is provided, that open area shall be a minimum of 40 square feet per dwelling unit with a minimum dimension of 5 feet; however, not all units are required to have a private open area.
 - (E) Areas used for parking or garaging of motor vehicles; enclosed storage areas; trash collection areas or pads for any mechanical or electrical equipment shall not be used to satisfy the usable open area requirement.
- (d) Design Standards
- (1) Offsetting Planes Requirement
 - (A) For structures in multiple-family residential zones each building wall elevation shall have building offset variations in a minimum of 3 vertical or horizontal separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of 4 feet measured perpendicular to the subject plane. The proportions of these building planes along each elevation shall not be less than 20 percent nor more than 50 percent of the building elevation area. (See Appendix B, Illustration 6.)

(B) Exceptions

- (i) For structures of 3 or less units in multiple-family residential zones the separate building planes may be reduced to a vertical or horizontal difference of 2 feet.
- (ii) For single-unit structures in multiple-family zones, each building wall elevation may be reduced to a minimum of 2 separate planes distinguished by an average horizontal or vertical difference of 2 feet.
- (iii) For all exceptions, the building plane proportions defined in Section 1519.0303(d)(1)(A) shall apply.

(2) Facade Design/Orientation

The particular facade, side or elevation of the building which faces the front and street side yards shall have window and entry door orientation parallel to the street.

(3) Maximum Diagonal Dimension

- (A) The Diagonal Plan Dimension shall be used in all multiple-family residential projects and shall apply to all new and existing buildings of the development project. The maximum diagonal plan dimension shall be measured between the two most extreme points on the structure, except for those lots that have a lot depth that exceeds the lot width by 275 percent. (See Appendix B, Illustration 3.)
- (B) No diagonal plan dimension shall exceed the numerical figure obtained from the percentage of street frontage, as indicated in Table 1519-03G.

Table 1519-03G
Diagonal Plan Dimension for Multiple-Family Zones

Lot Frontage (ft)	Diagonal Measurement Length
0 - 100	100% of Frontage
More than 100 to 200	85% of Frontage
More than 200 to 300	70% of Frontage
More than 300	50% of Frontage

- (C) For lots that have lot depths that exceed the lot width by 275 percent, the maximum diagonal plan dimension may be measured between the first extreme building point to the point of the first building modulation along the length of the building with subsequent measurements allowed between modulations. The maximum diagonal plan dimension in the building modulation areas if utilized shall conform to the criteria outlined above. The modulation shall have a minimum 4-foot differential and shall extend for a minimum of 10 feet in length. (See Appendix B, Illustration 4.)
 - (D) In those cases where the lot street frontage is less than the minimum street frontage requirement of the underlying multiple-family residential zone, the minimum street frontage requirement specified in that zone will be considered as the street frontage for maximum diagonal plan dimension calculation.
- (e) Mechanical and Utility Equipment Screening Regulations
 - (1) No mechanical equipment, tank, duct, elevator enclosure, cooling tower, or mechanical ventilator shall be erected, constructed, maintained, or altered anywhere on the premises unless all such equipment and appurtenances are contained within a completely enclosed penthouse or other portion of a building having walls and roofs with construction and appearance similar to the main building.
 - (2) Applicable wall regulations are contained in Land Development Code Chapter 14, Article 2, Division 3 (Fence Regulations).
- (f) Outdoor Storage Requirements

Outdoor storage of personal belongings of occupants of dwelling units, material or equipment, shall be permitted only when incidental to a permitted use, or other similar items are used, located on the same premises, and provided that:

- (1) The storage area shall be completely enclosed by wall, fences or buildings, or a combination thereof. Any walls or fences shall be solid and not less than 6 feet in height and shall not be located on the property line or within the setback areas.

- (2) There shall be no outdoor storage of personal belongings of occupants of dwelling units, materials or equipment, or other similar items, to a height greater than that of any enclosing wall, fence or building.
- (3) Operable motor vehicles shall not be considered as items of outdoor storage, and shall not be regulated by this paragraph.
- (4) Outdoor storage shall be restricted to only those items which are considered to be the personal property of the occupants of the premise, or the owner of the premise, when the items are required for the functional operation of the premise.
 - (A) For the purpose of this paragraph an individual shall be considered to be an occupant of the premises for a period not exceeding 30 days prior to occupancy of the premises, and a period not exceeding 30 days following discontinuance of occupancy of the premises.
 - (B) No portion of any premises shall be used by, leased, or rented to a non-occupant for storage purposes.

(g) **Lighting**

Any artificial lighting shall be directed or shielded so as not to fall onto adjacent properties. Lighting shall be provided for walkways, common areas, and parking areas for security.

(h) **Security/Management**

A management and security plan shall be provided and reviewed by the Police Department where necessary.

(i) **Special Character Multi-Family Neighborhood Criteria**

The regulations in Section 1519.0302 (applicable to SF-5000 zone) shall apply to the multi-family residential neighborhoods shown on Attachment A, entitled "Southeast San Diego Special Character Multi-Family Neighborhoods" in addition to the requirements listed below.

- (1) **Maximum Lot Dimensions and Area.** Lot consolidations created through maps or by means of building across property lines shall be prohibited when such action would create a parcel containing over 7,000 square feet of lot area or over 60 feet of frontage along the front property line.

- (2) Detached Unit Requirement. Each lot must contain one detached unit in the front portion of the lot. Additional units may be built in the rear portion of the lot in accordance with the requirements of the zone and as stated below.
- (3) Addition of Dwelling Units. In the case of adding one or more dwelling units to an existing residential project, or when rear unit(s) are a part of a project where a detached unit is required in the front portion of a lot:
 - (A) Structures containing dwelling units shall be separated by a minimum of 12 feet.
 - (B) There shall be direct pedestrian access from all added dwelling units to an abutting street.
 - (C) The maximum building height shall be 24 feet for buildings with flat roofs or 30 feet measured to the ridge line on structures having roofs with a pitch of 3:12 or steeper. All buildings shall be limited to two stories.
 - (D) Where one or more units already exist on a lot, the color and design of the new unit(s) shall be complementary to the existing structure(s).

*(“Multiple-Family Residential Zone Regulations - MF-3000, MF-2500, MF-2000, MF 1750, MF-1500” added 3-27-2007 by O-19599 N.S.; effective 4-26-2007.)
(Amended 11-13-08 by O-19805 N.S; effective 12-13-2008.)*

§1519.0304 Commercial Zone Regulations - CSF, CSR and CT

The commercial elements in the Southeastern San Diego Planned District are contained in three distinct design zones which are further regulated by use categories. The assignments correspond to the land use designations of the Community Plan for the Southeastern San Diego Planned District.

(a) Zones and Categories

- (1) Design Zones. The design zones are provided to utilize the urban design features of the community as discussed in the Urban Design section of the Southeastern San Diego Community Plan. The intent is to establish zones that are tailored to the specific functions of the commercial entities.

- (A) The CSF Zone is intended to allow for commercial strip development with parking in the front or side of the building. These zones are applied to accommodate existing development patterns or encourage patterns that are deemed to be appropriate because of the urban design features anticipated for the area. The focus is on automobile-oriented establishments where the primary commercial function is geared to a single stop activity.
 - (B) The CSR Zone is intended to allow for commercial strip development with parking to the rear or side of the building. This zone is suggested in those areas where pedestrian activity is predominant.
 - (C) The CT Zone is a commercial center area that generally contains its own internal vehicular circulation and parking system and functions as an independent entity. It is expected that this zone will accommodate commercial areas of activity that have numerous retail commercial facilities available in close proximity.
- (2) Use Categories are established to determine which use activities are appropriate for each design zone. The uses are assigned in conjunction with the land use designations of the Southeastern San Diego Community Plan.
- (A) The Neighborhood-Commercial Category-1 is primarily intended to accommodate shopping areas that provide convenience goods and specialized office and professional services for residential neighborhoods. Since these individual areas will normally be of limited size, it is important to emphasize the local needs. The development standards set forth herein are designed to minimize possible conflicts with adjacent residential uses.
 - (B) The Community-Commercial Category-2 is intended to accommodate a wide variety of community shopping and business needs and services which are both retail and wholesale in nature. Since the uses in this category service larger areas and therefore have considerable impact on the adjacent land uses and circulation patterns, these areas must be sensitively selected and located in the community.

- (C) The Recreational-Commercial Category-3 is intended to provide for establishments catering to the lodging, dining, and general entertainment uses of the community and for visitors to the community.

(b) Permitted Uses

- (1) No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered, or enlarged, nor shall any premises be used except for one or more of the uses permitted in the zones in Appendix A.
- (2) Residential use is not permitted by right in the commercial zones, except where designated. The designation authorizing residential use is symbolized by an "R" following the commercial zone category and further qualified with the density of development that would be permitted (i.e., CSF-1- R-3000). The residential development must conform with the criteria of the referenced residential zone of this Planned District. Development in multiple use zones shall consist of either commercial or residential uses. Mixed uses shall not be permitted. See Appendix P for multiple-use zone development criteria in the Sherman Heights Historic District.
- (3) Exception: Community Commercial Category- 2 uses may be permitted in Neighborhood Commercial Category-1 zones where the subject property has direct vehicle access from two streets classified as Major Streets. For this exception, all approved Community Commercial uses will be specified as conditions of a Southeastern San Diego Development Permit.
- (4) Hours of Operation. In the zones with a Category 1 designation, no permitted use shall commence operating prior to 6:00 a.m. nor continue later than 12:00 midnight of any day.

(c) Property Development Regulations

(1) Minimum Lot Areas and Dimensions

- (A) Minimum lot areas and dimensions required within the respective commercial zones and categories shall be as shown in Table 1519-03H.

Table 1519-03H
Minimum Lot Areas and Dimensions for Commercial Zones

Zone	Minimum Area (sq.ft.)	Minimum Dimensions			
		Street Frontage (ft)	Width (Interior) (ft)	Width (Corner) (ft)	Depth (ft)
CSF-1	5,000	50	50	60	100
CSR-1	5,000	50	50	60	100
CSF-2,3	10,000	100	100	100	100
CSR-2,3	10,000	100	100	100	100
CT-1,2,3	10,000	100	100	100	100

- (B) Exception. Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

(2) Yard Requirements

Yard requirements for properties in the respective commercial categories are indicated in Table 1519-03I.

Table 1519-03I
Minimum Yard Dimensions for Commercial Zones

Zone	Front Yard (ft)	Side Yard (Interior) (ft)	Side Yard (Street) (ft)	Rear Yard (ft)
CSF-1,2,3	20	0 ⁽¹⁾	10 ⁽²⁾	0 ⁽¹⁾
CSR-1,2,3	0	0 ⁽¹⁾	10 ⁽²⁾⁾	0 ⁽¹⁾
CT-1,2,3	15	0 ⁽¹⁾	15	0 ⁽¹⁾⁾

Footnotes for Table 1519-03I

- ¹ If adjacent to residentially zoned property, provide a 15-foot building setback with the exception that the first story can be placed along the property line (0-foot setback) provided that the second story is stepped back 15 feet. In all cases, the building shall be set back or stepped back from the required setback or property line an additional distance of 3 feet for each story above two.

- ² Where the lot is less than 50 feet in width, the minimum Street Side Yard shall be as shown in Table 1519-03J.

Table 1519-03J
Minimum Street Side Yard for Commercial Zones
(Lots less than 50 feet in width)

Lot Width	No. of Feet
45 up to 50 feet	9
40 up to 45 feet	8
35 up to 40 feet	7
30 up to 35 feet	6
less than 30 feet	5

(3) Maximum Building Height, Lot Coverage, and Floor Area Ratio

The maximum lot coverage, building height and floor area ratio permitted in the Commercial zones are indicated in Table 1519-03K.

Table 1519-03K
Maximum Lot Coverage, Building Height, and Floor Area Ratio
Commercial Zones

Zone	Coverage	Building Height	FAR
CSF-1	50%	24/30 ⁽¹⁾	0.50
CSF-2,3	50%	--	0.50
CSR-1,2,3	75%	--	0.75
CT-1,2,3	75%	--	1.00

Footnote for Table 1519-03K

- ¹ The maximum building height shall be 24 feet if flat roof, 30 feet if structure has roof with pitch of 3:12 or steeper.

(d) Design Requirements

(1) Offsetting Planes

The particular facade, side or elevation of a building which faces the front and street side property line, shall have building variations in a minimum of 3 separate planes for up to 50 feet of horizontal building wall elevation. A separate building plane shall be provided for each additional 25 feet of building elevation or part thereof. A separate building plane is distinguished by an average horizontal difference of 2 feet measured perpendicular to the subject plane. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 6).

(2) Building Facade Variation

The particular face, side or elevation of the building which faces the front and street side property line, shall have building facade variations in a minimum of 3 separate materials, textures, colors, or any combination thereof. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.

(e) Premises that abut Residentially Zoned Property

Prior to the use or occupancy of any premises, a solid fence or wall not less than 6 feet in height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard such wall shall be reduced in height to 3 feet.

(f) Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

(“Commercial Zone Regulations - CSF, CSR and CT” added 3-27-2007 by O-19599 N.S.; effective 4-26-2007.)

§1519.0305 Industrial Zone Regulations - I-1 and I-2

The industrial zones in the Southeastern San Diego Planned District are in two specific groups. The assignments correspond to the land use designations of the Southeastern San Diego Community Plan.

(a) Purpose and Intent

- (1) The Light Industrial I-1 zone is intended to provide for a wide range of manufacturing, light industrial uses and certain "heavy" commercial uses such as lumber yards which are not commonly found in shopping centers.
- (2) The standards and regulations in this zone are designed to permit development and uses of property in a manner that is consistent with efficient industrial operation, while at the same time providing proper safeguards for adjoining industrial and non-industrial properties.
- (3) The I-1 and I-2 zones are intended to provide quality development, decrease land use conflicts and provide maximum employment opportunities.

(b) Permitted Uses

No building or improvement, or portion thereof, shall be erected, constructed, converted, established, altered or enlarged, nor shall any premise be used except for one or more of the uses listed for applicable zones in Appendix A.

(c) Property Development Regulations

(1) Minimum Lot Areas and Dimensions.

- (A) Minimum lot areas and dimensions required within the respective industrial zones shall be as shown on Table 1519-03L.

Table 1519-03L
Minimum Lot Areas and Dimensions for Industrial Zones

Zone	Area (sq.ft.)	Street Frontage (ft)	Lot Width (ft)	Lot Depth (ft)
I-1	10,000	100	100	100
I-2	40,000	150	150	150

- (B) Exception: Any lot which qualifies under the definition of a lot as set forth in Land Development Code Section 113.0103 and Section 113.0237 and which does not comply in all respects with the minimum lot dimensions specified herein may nevertheless be used as permitted and otherwise regulated by the provisions applicable to this zone.

(2) Yard Requirements

Yard requirements for properties in the respective industrial zones shall be as shown on Table 1519-03M.

Table 1519-03M
Yard Requirements for Industrial Zones

Zone	Front Yard (ft)	Side Yard (Interior) (ft)	Side Yard (Street) (ft)	Rear (ft)
I-1	10	0 ⁽¹⁾	10	15 ⁽²⁾
I-2	25	10% wd ⁽³⁾ 30 max.	25	25 ⁽⁴⁾

Footnotes for Table 1519-03M

- ¹ Interior side yard abutting residentially zoned property -- 25 feet.
² Rear yard abutting residentially zoned property -- 25 feet.
³ Interior side yard abutting residentially zoned property -- 50 feet.
⁴ Rear yard abutting residentially zoned property -- 50 feet.

(3) Maximum Building Height, Lot Coverage, and Floor Area Ratios

The maximum lot coverage, building height and floor area ratio permitted in the industrial zones shall be as shown on Table 1519-03N.

Table 1519-03N
Lot Coverage, Building Heights, F.A.R. for Industrial Zones

Zone	Coverage	Building Height ⁽¹⁾	FAR
I-1	50%	--	1.5
I-2	40%	--	2.0

Footnote for Table 1519-03N

- ¹ Any portion of a building on-site within 200 feet of residentially zoned property shall not exceed 30 feet in height.

(d) Design Requirements

(1) Building Modulation

The particular face, side or elevation of a building which faces the front, street side, and alley property lines shall have building breaks or modulations which vary in setback by at least 2 feet for each 20 feet of the particular facade or building elevation. The differential offset shall

extend for a minimum distance of 4 feet. The face of the building will be offset in plan for each floor (Appendix B, Illustration 5); or

(2) Offsetting Planes

The particular face, side or elevation of a building which faces the front, street side, and alley property lines, shall have building variations in a minimum of 3 separate planes. A separate building plane is distinguished by an average horizontal or vertical difference of 2 feet measured perpendicular to the subject plane. No single plane shall total more than 50 percent or less than 20 percent of the building elevation area (Appendix B, Illustration 6); and

(3) Building Facade Variation

The particular face, side, or elevation of a building which faces the front, street side, or alley property line, shall have building facade variations in a minimum of 3 separate materials, textures, colors, or any combination thereof. No single variation shall total less than 20 percent nor more than 50 percent of the building elevation area.

(e) Landscape

The landscape requirements in Section 1519.0402 are required for all industrial uses which existed on August 3, 1987, the effective date of the Southeastern San Diego Planned District Ordinance and shall be installed within five years of the effective date of the Southeastern San Diego Planned District Ordinance.

(f) Premises that abut Residentially Zoned Property

Prior to the use or occupancy of any premises, a wall not less than 6 feet height shall be constructed along all portions of the perimeter of said premises that abut residentially zoned property; provided, however, that within any required front yard or street side yard, such wall shall be reduced in height to 3 feet.

(g) Lighting

Artificial lighting used to illuminate the premises shall be directed away from adjacent properties.

(h) Environmental Effects in the Industrial Zones

The following effects and toxic materials shall be controlled through the conditions of a Southeastern San Diego Development Permit, where such permit is required.

- (1) Air contaminants, including but not limited to smoke, charred paper, dust, soot, grime, carbon, noxious acids, toxics, fumes, gases, odors, or particulate matter, or any combination thereof or any emissions that endanger human health, cause damage to vegetation or property or cause soiling.
- (2) Loud, unnecessary or unusual noise which endangers health, peace or safety of others, or objectionable changes in temperature or direct or sky-reflected glare.
- (3) Radioactivity or electrical disturbance which unduly interferes with the normal operation of equipment or instruments.
- (4) Toxic Materials. Applications for industrial uses shall include a County of San Diego, Department of Health Services Hazardous Materials Management Division Toxics Disclosure Statement and completed Hazardous Materials Management Questionnaire, and a completed City of San Diego Fire Department Hazardous Materials Information Form (Form FPB-500). The Development Services Department will meet with the Fire Department, the County of San Diego Department of Health Services and the Air Pollution Control District where necessary to determine the need for mitigating measures to reduce the risk of potential contaminants. Any decision of the Hearing Officer may be appealed to the Planning Commission in accordance with Land Development Code Section 112.0506.

(“Industrial Zone Regulations - I-1 and I-2” added 3-27-2007 by O-19599 N.S.; effective 4-26-2007.)